

4.6 Springvale Road - Precinct Issues and Opportunities

Springvale Road - Precinct 01

This precinct is defined by its steeper topography and landscape character.

The northern gateway could be considered to be at Highbury Road in SR-01, however the significant visual gateway is located adjacent Rowitta Drive at the crest of the road, provides long views over the vegetated Springvale Road corridor to the south. This crest also allows for views out to the east.

Built form is generally low scale, detached dwellings. The majority of sites are larger than 600sqm, with only a small number of strata properties. However a number of properties have slope greater than 10% which could present a constraint to development.

The precinct is reasonably close to the Glen Waverley Activity however walking access is challenging because of the land slope. There are no on road or off road cycle lanes in the precinct, limiting cycling options. This is due to the lack of service roads along the majority of this precinct.

Landscape character is strongly evident through private gardens, street tree planting and understorey planting along the Boulevard. Strong native canopy cover is evident, and defines the precinct.

The service roads are located above and below the main traffic lanes of Springvale Road. This separation provides a more secluded environment for housing and reduces the noise and visual impact of Springvale Road.



Long viewlines to the east, towards the Dandenong Ranges, provide for future development to maximise these views when medium-density housing is designed in Precinct 1.

LEGEND

- ▭ Sub-Precinct Boundary
- Gateways
- Bridges
- Verges and Medians
- Tree Canopy
- Residential Areas along the Boulevard
- Planning Application
- Prominent Built form
- Bus Network
- Commercial and Mixed use Interface
- Residential Interface
- Building Height over 4 Storeys
- Properties Greater than 900 m²
- Existing Strata Properties
- Opportunity for Higher Scale Built Form
- No Service Road



Existing park provides a destination for residents

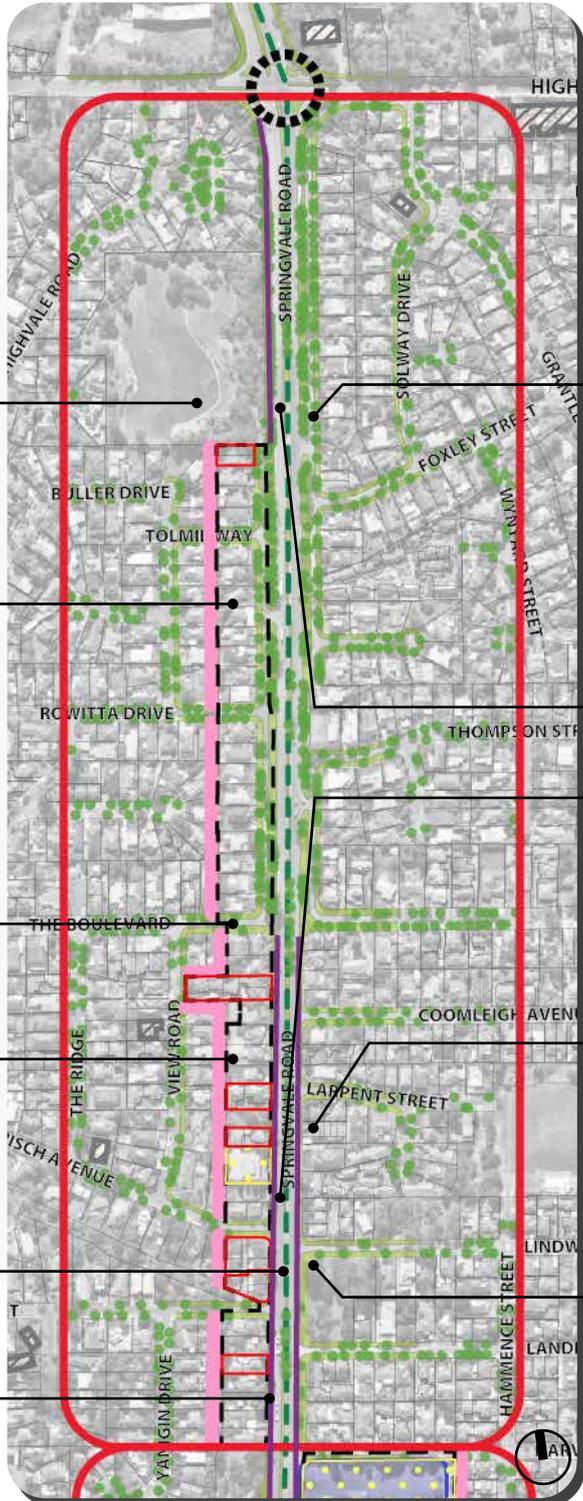
Many sites have an average slope greater than 10%

Development opportunity, with sites separated from the main arterial road providing a quieter environment and allowing views

High quality landscape character evident

Lack of service road may reduce development potential

Sites have some development potential, and interface with open space



Residential area in the NRZ not included in the study area

Limited opportunities to enhance cycle access and connections where the service road is not present.

Residential area in the NRZ not included in the study area

Opportunity to enhance connections into the Lindwall St Reserve to include increase tree canopy cover, a more diverse range of vegetation, and potentially include stormwater harvesting to passively irrigate the site

Figure 13. Springvale Road Precinct 1 - Opportunities and Constraints